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Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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April 17, 2023

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 126^{+/-} Acres being offered in 3 Tracts on Wednesday, May 17, 2023. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, and the terms and conditions for the auction.

If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Wednesday, May 17, 2023 at 6:30 pm at the Markle Fire Department - 150 W Sparks St., Markle, IN 46770. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

126^{+/-} Acres Being Offered in 3 Tracts!
Cropland • Recreational Woods



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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126 ACRES

Offered in
3 Tracts



Rock Creek Twp.
Huntington Co.



High Quality Cropland & Woods

Farm Location: Take SR 3
2 miles south of Markle to
200 S. Then go west to 300 E.
Then North!

May 17 Wed.,
6:30 PM

Auction Location: Markle Volunteer Fire Dept.
150 W. Sparks St., Markle, IN



Metzger
Property Services, LLC AC31300015

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REAL ESTATE AUCTION TERMS

126+/- Acres with Quality Cropland & Woods!

This property will be offered at Auction on Wednesday, May 17, 2023 at 6:30 pm at the Markle Fire Department. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before July 7, 2023. Possession will be after the 2023 crop harvest. Sellers agree to pay a cash rent of \$300/acre to the purchaser(s) at closing. The sellers agree to subsidize \$200/acre in addition to the current tenant's \$100/acre in order to pay the purchaser(s) at closing. The seller will pay the 2022 due in 2023 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,275.16. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Wednesday, May 17, 2023 at 6:30 pm

Auction Location: Markle Fire Department - 150 W Sparks St., Markle, IN

Property Location: Southwest of Markle – Corner of 300 E & 100 S

Rock Creek Township • Huntington County

Bid Live In-Person or Online!

<https://bidmetzger.com/auctions/>



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CHAD METZGER, CAI, CAGA
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TRACT MAP

100 S.

↑
Markle

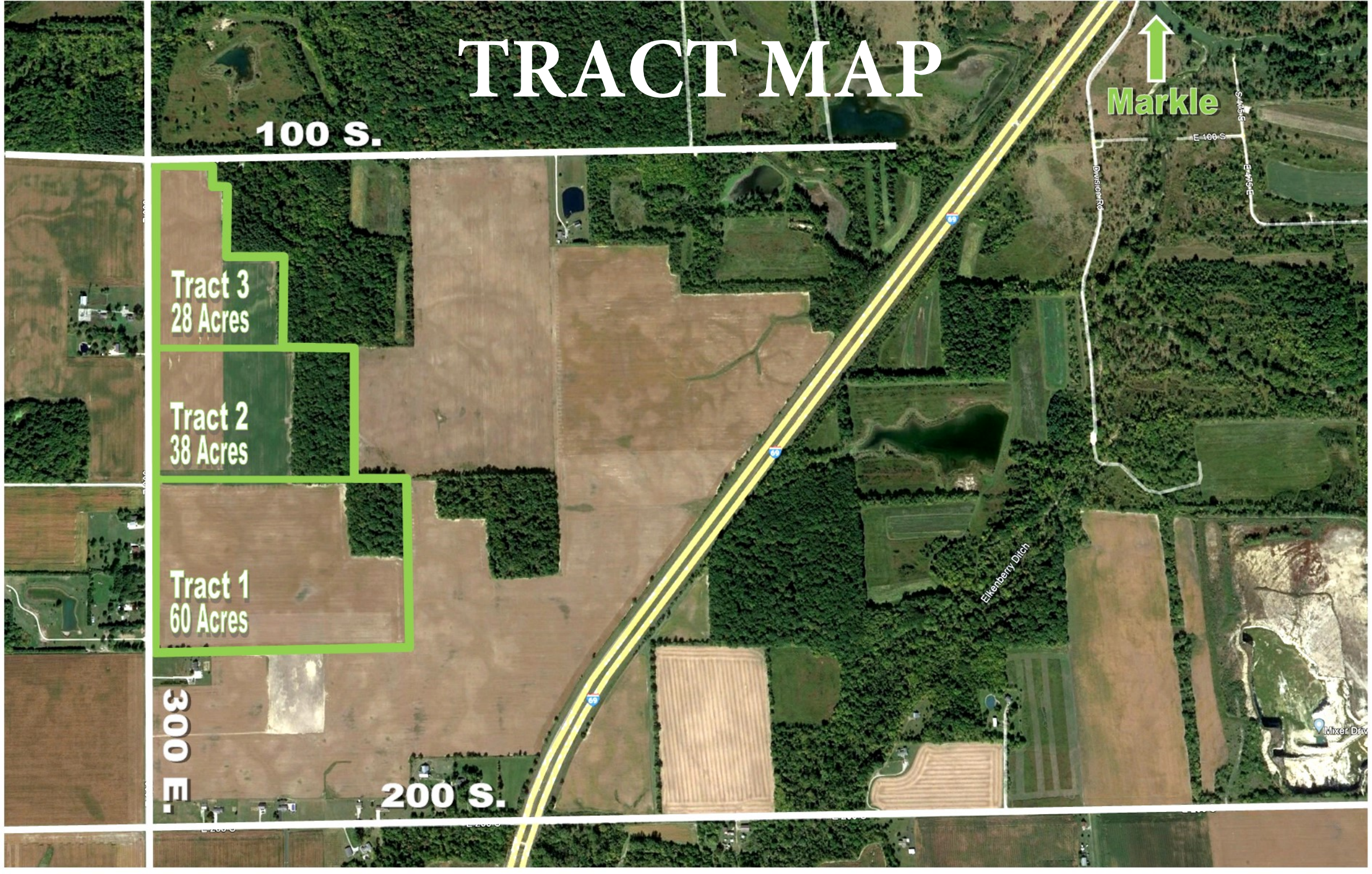
Tract 3
28 Acres

Tract 2
38 Acres

Tract 1
60 Acres

300 E.

200 S.



Listings as 04/20/2023

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202312026 *** S 300 E** **Huntington** **IN 46750** **Status Active** **LP \$0**



Area Huntington County **Parcel ID** 35-07-10-300-019.000-01 **Type** Agricultural Land
Sub None **Cross Street**
School District HCS Elem Salamonie JrH Riverview **SrH** Huntington North
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description 008-00190-00 N PT N SW SEC 10 60A
Directions From Hwy 69, head west on 200 S then north on 300 E. Property is on the east side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 126+/- Acres of High Quality Cropland & Woods offered in 3 Tracts going to Auction on Wednesday, May 17, 2023 at 6:30 pm! This is Tract 1 which features 60+/- Acres of Quality Cropland & Recreational Woods! Soil Index is 140.9. Bid on this tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Wed. 5.17.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC.

Sec Lot **Lot Ac/SF/Dim** 60.0000 / 2,613,600 / 1300x1985
Parcel Desc Partially Wooded, Tillable, 15+ **Platted Development** No **Platted Y/N** Yes
Township Rock Creek **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture, Recreational **Road Access** County **Road Surface** Other **Road Frontage** County
Water Type None **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Auction Location Markle Fire Department 150 W. **Auction Start Date** 5/17/2023
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$2,275.1 **Exemption** No Exemptions **Year Taxes Payable** 2023 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After the 2023 Crop Harvest
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**
Showing Instr
List Date 4/20/2023 **Exp Date** 8/31/2023
Contract Type Exclusive Right to Sell **BBC** 3.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**
Co-Sell Office **Co-Sell Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of

Listings as 04/20/2023

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202312027 **** S 300 E** **Huntington** **IN 46750** **Status Active** **LP \$0**



Area Huntington County **Parcel ID** 35-07-10-200-018.900-01 **Type** Agricultural Land
Sub None **Cross Street**
School District HCS Elem Salamonie **JrH** Riverview **SrH** Huntington North
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description Approximately 38+/- Acres part of: 008-00189-00 W PT NW SEC 10 66.25A
Directions From Hwy 69, head west on 200 S then north on 300 E. Property is on the east side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 126+/- Acres of High Quality Cropland & Woods offered in 3 Tracts going to Auction on Wednesday, May 17, 2023 at 6:30 pm! This is Tract 2 which features 38+/- Acres of Quality Cropland & Recreational Woods! Soil Index is 140.9. Bid on this tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Wed. 5.17.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC.

Sec Lot **Lot Ac/SF/Dim** 38.0000 / 1,655,280 / 1030x1580
Parcel Desc Partially Wooded, Tillable, 15+ **Platted Development** No **Platted Y/N** Yes
Township Rock Creek **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture, Recreational **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County
Water Type None **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Markle Fire Department 150 W. **Auction Start Date** 5/17/2023

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$2,275.1 **Exemption** No Exemptions **Year Taxes Payable** 2023 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** After 2023 Crop Harvest

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr

List Date 4/20/2023 **Exp Date** 7/31/2023

Contract Type Exclusive Right to Sell **BBC** 3.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent** **Sell Team**

Co-Sell Office **Co-Sell Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Listings as 04/20/2023

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202312028 ***** S 300 E** **Huntington** **IN 46750** **Status Active** **LP \$0**



Area Huntington County **Parcel ID** 35-07-10-200-018.900-01 **Type** Agricultural Land
Sub None **Cross Street**
School District HCS Elem Salamonie JrH Riverview **SrH** Huntington North
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description Approximately 28+/- Acres part of: 008-00189-00 W PT NW SEC 10 66.25A
Directions From Hwy 69, head west on 200 S then north on 300 E. Property is on the east side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 126+/- Acres of High Quality Cropland & Woods offered in 3 Tracts going to Auction on Wednesday, May 17, 2023 at 6:30 pm! This is Tract 3 which features 28+/- Acres of Quality Cropland! Soil Index is 140.9. Bid on this tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Wed. 5.17.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC.

Sec Lot **Lot Ac/SF/Dim** 28.0000 / 1,219,680 / 1050x1550
Parcel Desc Tillable, 15+ **Platted Development** No **Platted Y/N** Yes
Township Rock Creek **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County
Water Type None **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes

Water Access
Water Name **Lake Type**

Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Markle Fire Department 150 W. **Auction Start Date** 5/17/2023
Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$2,275.1 **Exemption** No Exemptions **Year Taxes Payable** 2023 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After 2023 Crop Harvest

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr

List Date 4/20/2023 **Exp Date** 7/31/2023

Contract Type Exclusive Right to Sell **BBC** 3.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

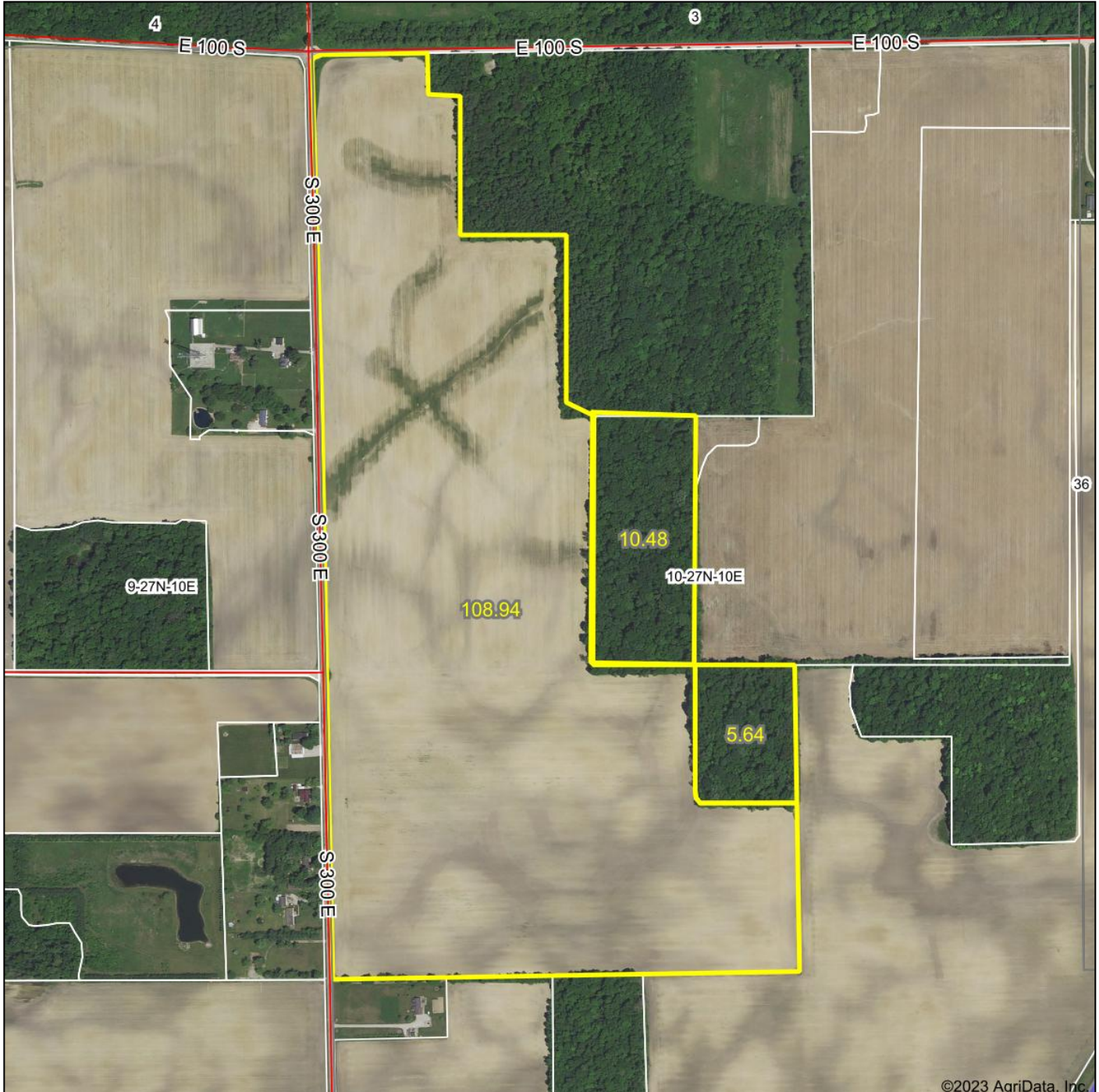
Sell Office **Sell Agent** **Sell Team**

Co-Sell Office **Co-Sell Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

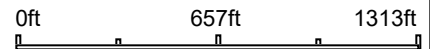
Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of

Aerial Map



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Map Center: 40° 48' 31.2, -85° 23' 22.25



Metzger Auctioneers & Appraisers
Property Services, LLC

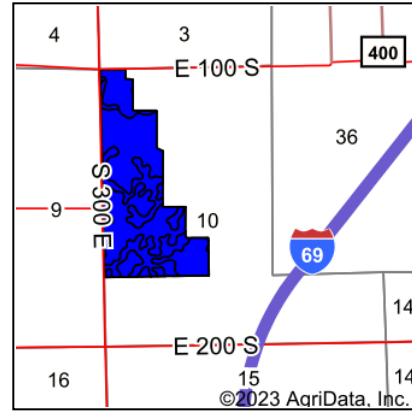
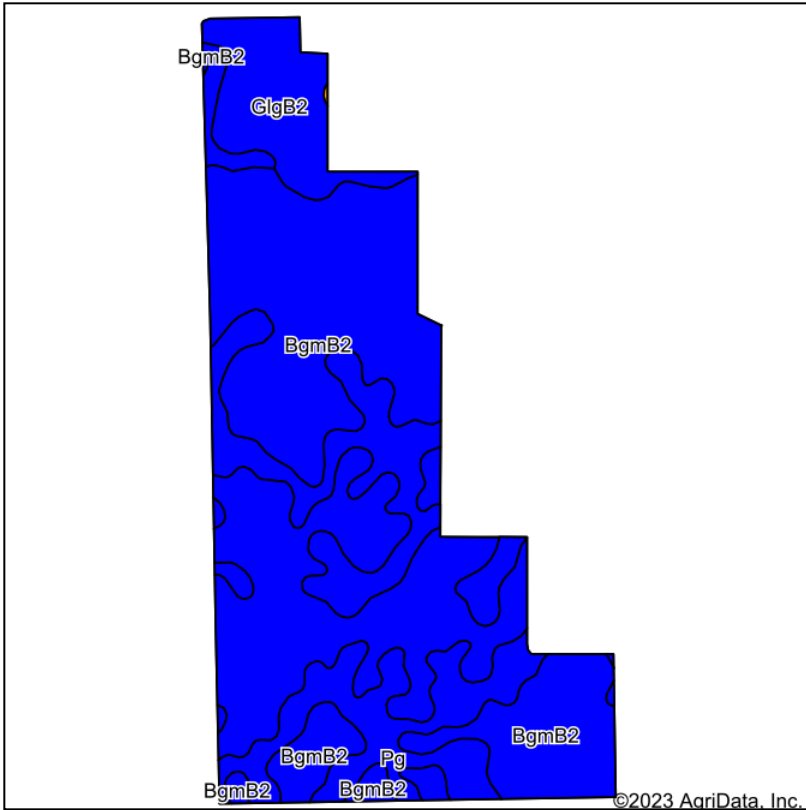
Maps Provided By:
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10-27N-10E
Huntington County
Indiana



Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Indiana**
 County: **Huntington**
 Location: **10-27N-10E**
 Township: **Rock Creek**
 Acres: **108.94**
 Date: **4/17/2023**



Area Symbol: IN069, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	71.22	65.4%		Ile	137	44	38
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	28.00	25.7%		Ilw	157	47	66
GlgB2	Glynwood silt loam, ground moraine, 1 to 4 percent slopes, eroded	9.72	8.9%		Ile	123	42	38
Weighted Average					2.00	140.9	44.6	*n 45.2

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

...Generation after Generation



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